



**CITY OF LAKE STEVENS
NOTICE OF LAND USE APPLICATION &
PUBLIC MEETING
Eagle Glen North Preliminary Plat Application**

PROJECT NAME/ FILE NUMBER: Eagle Glen North / LUA2016-0139

APPLICANT: Mathew Recknagel with Lennar Northwest, Inc.

PROJECT LOCATION(S): 1425, 1429, 1431 and 1433 99th Avenue SE, Lake Stevens, WA 98258

ASSESSOR PARCEL NUMBER(S): 00493401800301, 00493401800302, 00493401800303 and 00493401800300

DATE OF APPLICATION: September 16, 2016

NOTICE OF APPLICATION ISSUED: November 2, 2016

DATE OF PUBLIC MEETING/TIME: Wednesday, November 16th at 6:00 PM

LOCATION OF PUBLIC MEETING: Community Center next to City Hall (1808 Main Street, Lake Stevens, WA 98258)

PROPOSED PROJECT DESCRIPTION: The applicant, Lennar Northwest Inc., proposes to create a 53-lot subdivision with associated improvements in the 20th Street SE Corridor Subarea within the High Urban Residential (HUR) zone over an area of approximately 10.07 acres. Access to the subdivision will be from a new road off 99th Avenue SE and a connection to the Eagle Glen subdivision directly south. The eastern portion of the project site contains a wetland and stream which shall be set aside in a Native Growth Protection Area. The project will require the extension of public water, sewer, stormwater systems and installation of frontage improvements. The applicant has submitted a SEPA checklist as required by LSMC 14.38.120 and a request for a Planned Action Determination for purposes of environmental review pursuant to the Final Environmental Impact Statement issued for the 20th Street SE Corridor Subarea in 2012. The applicants are required to submit a traffic report, geo-technical report, critical areas report and other reports as deemed by the city. Preliminary plats are a Type III (Quasi-Judicial) application and subject to the public meeting requirements of LSMC 14.16B.325.

PUBLIC REVIEW AND COMMENT: Interested parties may submit written comments before the meeting or testify at the public meeting. Comments can be submitted within 14 days of this Notice (**November 16, 2016**) by sending them to City Hall, Attn: Stacie Pratschner, PO Box 257, Lake Stevens, WA 98258 or by email at spratschner@lakestevenswa.gov. The project file, including a site map is available for review at the Permit Center, located behind City Hall, Monday - Thursday 9 am - 4 pm and Friday 8 am - Noon. Limited materials are available at: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>.

For additional information please contact the Department of Community Development at 425-377-3223.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicant
Posted at Permit Center, City Hall, Subject Property and Website
Mailed to property Owners within 300 feet of project site
Published in Everett Herald